

SNAPSHOT of HOME Program Performance--As of 09/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Fargo

State: ND

PJ's Total HOME Allocation Received: \$2,987,178

PJ's Size Grouping*: C

PJ Since (FY): 2003

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:				PJs in State: 1			
% of Funds Committed	98.09 %	98.09 %	1	94.94 %	77	79	
% of Funds Disbursed	93.54 %	93.54 %	1	84.35 %	85	86	
Leveraging Ratio for Rental Activities	16.78	16.78	1	4.59	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	100.00 %	1	81.38 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	78.79 %	78.79 %	1	68.05 %	60	64	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	97.62 %	97.62 %	1	79.65 %	82	87	
% of 0-30% AMI Renters to All Renters***	85.71 %	85.71 %	1	44.76 %	92	95	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	100.00 %	1	94.31 %	100	100	
Overall Ranking:			In State: 1 / 1		Nationally: 99		
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$16,344	\$16,344		\$25,245	42 Units	12.80 %	
Homebuyer Unit	\$4,772	\$4,772		\$14,395	217 Units	66.00 %	
Homeowner-Rehab Unit	\$15,160	\$15,160		\$20,186	48 Units	14.60 %	
TBRA Unit	\$1,366	\$1,366		\$3,142	22 Units	6.70 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (297 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Fargo ND

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$60,434	\$88,826	\$13,780
State:*	\$48,409	\$69,392	\$18,259
National:**	\$88,539	\$71,594	\$22,853

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.79

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	90.5	92.2	95.8	100.0
Black/African American:	0.0	4.6	0.0	0.0
Asian:	2.4	0.5	0.0	0.0
American Indian/Alaska Native:	4.8	0.0	2.1	0.0
Native Hawaiian/Pacific Islander:	0.0	0.5	0.0	0.0
American Indian/Alaska Native and White:	2.4	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.5	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.0
Asian/Pacific Islander:	0.0	0.0	0.0	0.0

ETHNICITY:

Hispanic	0.0	1.8	2.1	0.0
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HOUSEHOLD SIZE:

1 Person:	42.9	59.0	43.8	86.4
2 Persons:	23.8	17.5	22.9	4.5
3 Persons:	16.7	6.9	14.6	9.1
4 Persons:	11.9	7.8	12.5	0.0
5 Persons:	0.0	6.5	4.2	0.0
6 Persons:	4.8	1.4	2.1	0.0
7 Persons:	0.0	0.0	0.0	0.0
8 or more Persons:	0.0	0.9	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	38.1	58.5	35.4	86.4
Elderly:	7.1	0.5	12.5	0.0
Related/Single Parent:	40.5	17.5	31.3	13.6
Related/Two Parent:	4.8	17.5	14.6	0.0
Other:	9.5	6.0	6.3	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	47.6	0.0 [#]
HOME TBRA:	0.0	
Other:	0.0	
No Assistance:	52.4	

of Section 504 Compliant Units / Completed Units Since 2001 17

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Fargo State: ND Group Rank: 99
(Percentile)
State Rank: 1 / 1 PJs Overall Rank: 99
(Percentile)
Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.30%	78.79	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	97.62	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.50%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.060	2.77	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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